

# 45-47 MARYGATE

Berwick-upon-Tweed, Northumberland, TD15 1AX

A Grade II Listed, Three Storey Building Suited to a Wide Range of Uses  
For Sale As A Whole • Offers Over £195,000 are invited

Edwin  
Thompson





**BRIEF RESUME**

- Advantageous Trading Position
- Modern Fit-Out
- Suited to a Range of Uses
- Great Transport Links
- Three Storey - Development Potential
- NIA 545.00 sq m (5,864 sq ft) or Thereby

**LOCATION**

The premises are located in a great trading position to the west side of the upper section of Marygate within Berwick-Upon-Tweed town centre.

Berwick-Upon-Tweed is located in Northumberland in the north of England, the settlement has a population of 13,170 according to the 2021 population census an increase of around 2.33% over that recorded at the 2001 Census (12,870). The town is situated approximately equidistant between Edinburgh to the North and Newcastle-Upon-Tyne to the south (approximately sixty-five miles each way).

Berwick-Upon-Tweed is served by the A1 Trunk Road providing good access to the National Roads Network. It is also served by the Mainline East Coast Railway Network with regular services to Edinburgh and Newcastle-Upon-Tyne (approximately forty-five minutes each way) and London (approximately three and half hours).

Although a relatively small town, Berwick-Upon-Tweed is regarded as the principal Market Town serving North Northumberland and the eastern Borders (a catchment of around 42,000) offering a full

range of retail, leisure and financial services. The town also has a significant tourism sector which accommodates an influx of seasonal visitors. The resident population is reported to effectively double during peak season. The population within a ten-mile radius was recorded as 27,323 in 2019 with an average household income of £23,597 (Source: CoStar).

There are airports at both Edinburgh and Newcastle-Upon-Tyne providing domestic and international scheduled flights.

Berwick-Upon-Tweed benefits from an active commercial harbour. The port can currently take vessels up to 90 metres in length with maximum beam height of 16m and drafts of up to 4.4m. The town has recently started to welcome passenger cruise ships with the first, Ireland Sky, dropping anchor off Spittal Beach on 21 July 2021 and the Spirit of Discovery on 22 July 2021.

Berwick-Upon-Tweed also offers a good range of retail and recreational facilities including a £20 million investment to renew the Swan Fitness and Wellness Centre at Tweedmouth.

**DESCRIPTION**

A Grade II listed three storey terraced building providing modern double fronted retail unit with recessed double leaf panelled doors to ground floor level and ancillary accommodation to upper floor levels.

The building is of traditional construction with painted

stucco rendered finish to the upper levels of the front elevation under a pitched roof clad in clay pantiles. Traditional features of the building include painted quoins, scroll kneelers to the wallhead, and eaves cornice.

Rainwater goods are of cast iron specification with a painted finish. Windows to upper level comprise timber framed casement units.

Internally the main retail unit has a relatively modern fit-out with suspended ceiling incorporating recessed light units.



**AREAS**

The property has been measured in accordance with the RICS Code of Measuring Practice to provide the following approximate areas:

Description	Sq m	Sq Ft
Net Internal Area	545.00	5,864
In Terms of Zone A	102.04	1,098

*E & oe Measurements taken using a laser measurement device.*





### Rateable Value

The proposed Rateable Value effective from 01-April-2023 will be £30,750 a reduction from the previous Rateable Value of £38,250 effective from 01-April-2017.

Rateable value/council tax information has been obtained from the Gov.uk website whilst believed to be correct, this information has not been verified.

### Services

All mains services are presumed to be connected.

### Tenure

Presumed Absolute Ownership following the Abolition of Feudal Tenure etc (Scotland) Act 2000. This should be confirmed by your solicitor.

### Planning

Established Use would have been Class A1 (Retail) of the Town and County Planning (Use Classes) Order 1987 and its subsequent amendments.

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 introduced a number of significant changes to the planning system effective from 1 September 2020, including:

Use classes A1 (Retail), A1 (Retail), B1 (Business) and A3 (Restaurants and Cafes) are effectively replaced with Class E.

This provides considerably more flexibility for town centre retail units to be occupied for a wide range of alternative uses as summarised by the following:

### Class E - Commercial, Business and Service is introduced from 1 September 2020.

Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- E(a)** Display or retail sale of goods, other than hot food
- E(b)** Sale of food and drink for consumption (mostly) on the premises
- E(c)** Provision of:
  - **E(c)(i)** Financial services,
  - **E(c)(ii)** Professional services (other than health or medical services), or
  - **E(c)(iii)** Other appropriate services in a commercial, business or service locality
- E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms)
- E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)
- E(f)** Creche, day nursery or day centre (not including a residential use)
- E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
  - **E(g)(i)** Offices to carry out any operational or administrative functions,
  - **E(g)(ii)** Research and development of products or processes
  - **E(g)(iii)** Sui Generis

### Viewing

By appointment with the sole agents.  
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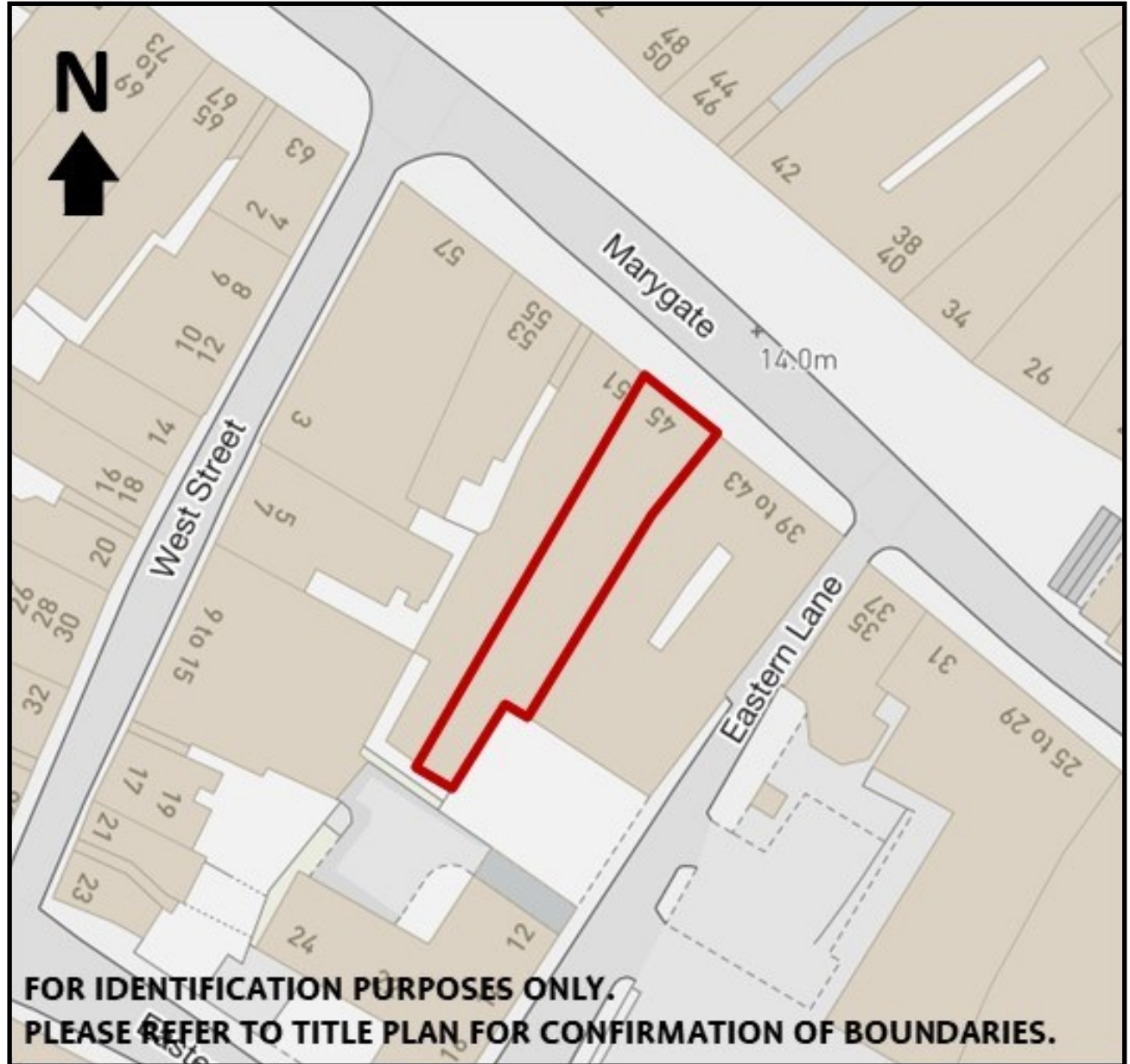
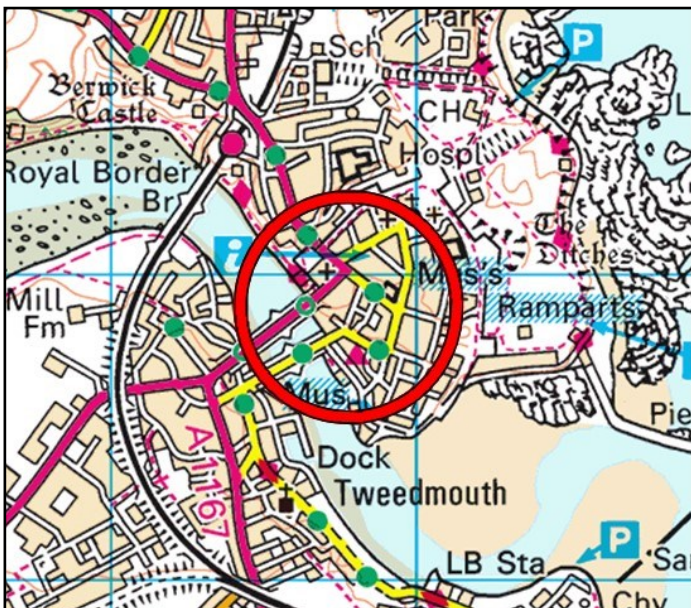
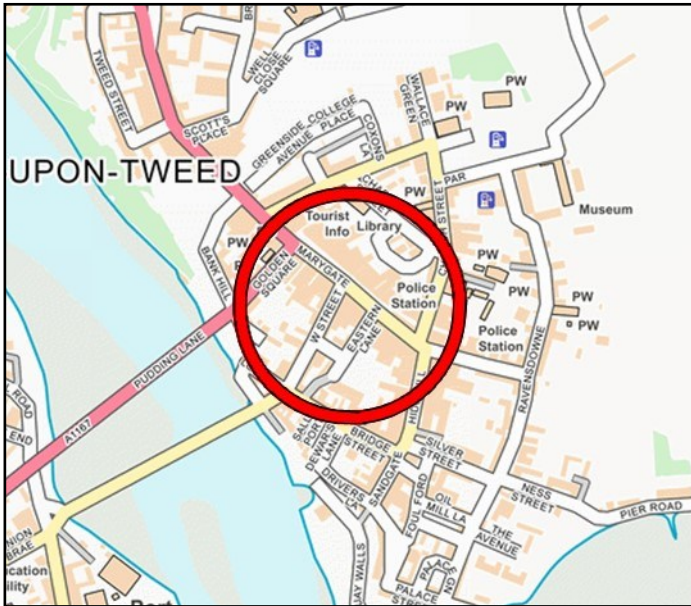


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